



Discover a prime industrial space available for lease at 3636 East Sanson Avenue, Spokane! This modern industrial facility offers $\pm 6,400$ SF of flexible and functional space, with the option to demise based on your needs!

LEASE DETAILS

Rental Rate: \$0.90 PSF/Month, NNN
NNN Expense: $\pm \$0.20$ PSF
Available Space: $\pm 6,400$ SF; Demisable
Land Size: $\pm 35,750$ SF
Parcel #: 36344.0708
Zoning: Heavy Industrial (HI)
Power: 3 Phase
Year Built: 2012
Overhead Doors: $\pm 12' \times 14'$ (7)
Ceiling Height: $\pm 16'$
Heat: Gas Shop Heat
Access: 3 Curbcuts

INDUSTRIAL BUILDING

3636 E Sanson Avenue
Spokane, WA 99217

**View
Location**



TIM KESTELL, BROKER

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**KIEMLE
HAGOOD**



INDUSTRIAL BUILDING AVAILABLE FOR LEASE

Situated on a spacious $\pm 35,750$ SF lot with Heavy Industrial (HI) zoning, it features seven large overhead doors ($\pm 12' \times 14'$), a generous ceiling height of $\pm 16'$, and efficient gas shop heating. The property also benefits from three curb cuts, providing excellent accessibility. Available at an attractive rate of $\$0.90$ PSF/Month plus NNN expenses of $\pm \$0.20$ PSF, this facility is ideal for businesses seeking a well-maintained, functional space in a prime industrial area.

INDUSTRIAL BUILDING

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Spokane, WA 99217



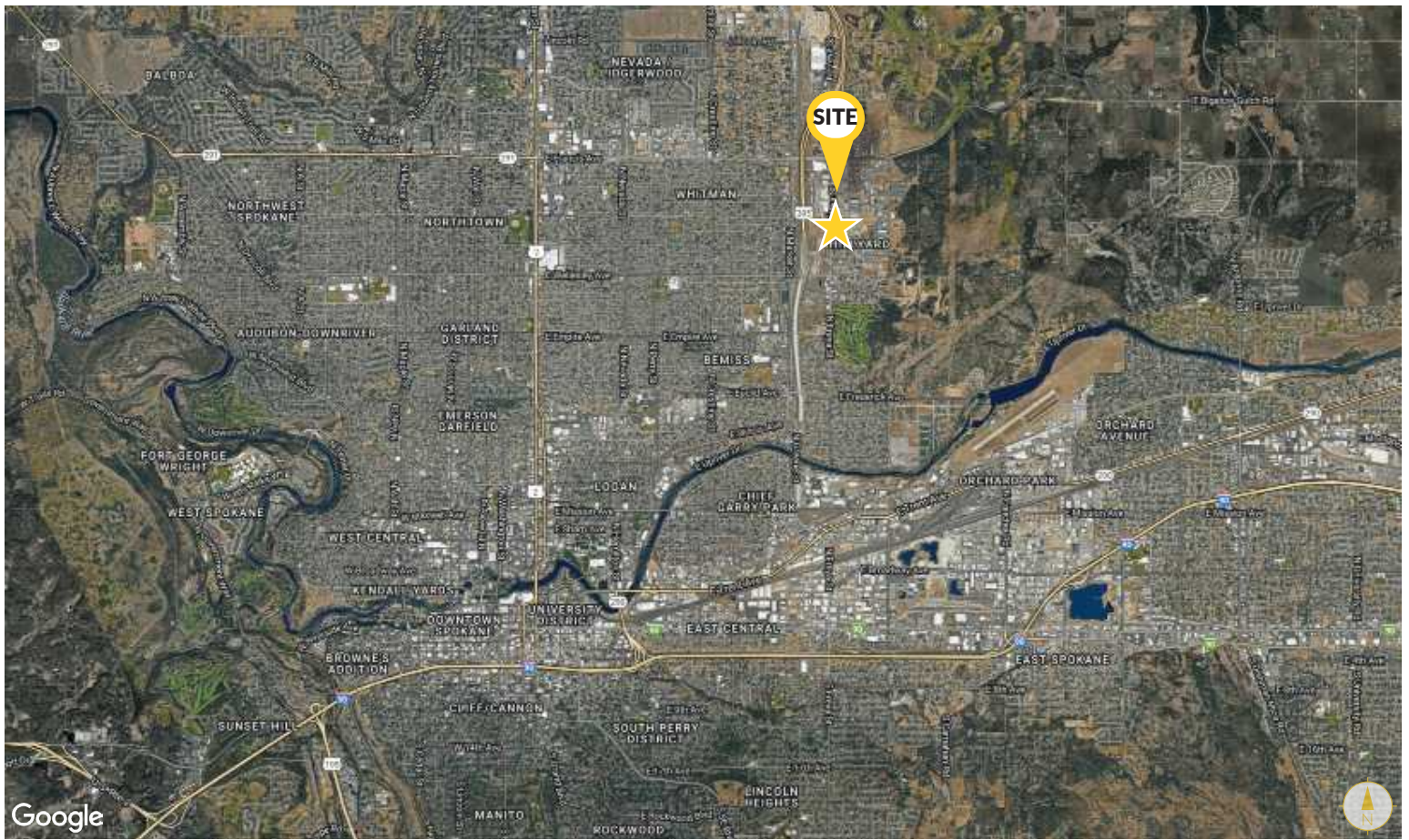
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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA



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